

UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: Eric Linsenbigler  
Jennifer Linsenbigler  
Debtor

Citibank, N.A., not in its individual capacity, but solely  
as trustee of NRZ Pass-Through Trust VI,  
Movant

v.  
Eric Linsenbigler  
Jennifer Linsenbigler  
and  
Lisa M. Swope, Trustee  
Respondent  
Additional Respondent

BK. NO. 18-20862 JAD

CHAPTER 7  
Related to Docket # 25

**DEFAULT O/E JAD**

**ORDER MODIFYING SECTION 362 AUTOMATIC STAY**

AND NOW, this 26th day of July, 2018, at Pittsburgh, upon Motion of Citibank, N.A., not  
in its individual capacity, but solely as trustee of NRZ Pass-Through Trust VI, it is

**ORDERED THAT:** The Automatic Stay of all proceedings, as provided under Section 362 of the  
Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is  
granted and modified with respect to the subject premises located at RD 2 Box 283A, A/K/A 821 Windy  
Acres Rd, Saltsburg, PA 15681 ("Property"), so as to allow Movant, its successors or assignees, to proceed  
with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court  
remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing  
other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu  
of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may  
take any legal action for enforcement of its right to possession of the Property.



United States Bankruptcy Judge  
Jeffery A. Deller

FILED  
7/26/18 7:46 am  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

Eric Linsenbigler  
245 Manor Road  
Unit 1  
Delmont, PA 15626

Jennifer Linsenbigler  
245 Manor Road  
Unit 1  
Delmont, PA 15626

Premises  
RD 2 Box 283A  
AKA, 821 Windy Acres Road  
Saltsburg, PA 15681-3285

Paul W. McElrath, Jr., Esquire  
McElrath Legal Holdings, LLC.  
1641 Saw Mill Run Blvd.  
Pittsburgh, PA 15210  
ecf@mcelrathlaw.com

Lisa M. Swope  
219 South Center Street (VIA ECF)  
P.O. Box 270  
Ebensburg, PA 15931

KML Law Group, P.C.  
701 Market Street, Suite 5000  
Philadelphia, PA 19106

**Certificate of Notice Page 3 of 3**  
**United States Bankruptcy Court**  
**Western District of Pennsylvania**

In re:  
Eric Linsenbigler  
Jennifer Linsenbigler  
Debtors

Case No. 18-20862-JAD  
Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0315-2

User: dkam  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Jul 26, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 28, 2018.

db/jdb +Eric Linsenbigler, Jennifer Linsenbigler, 245 Manor Road, Unit 1, Delmont, PA 15626-1621

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 28, 2018

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 26, 2018 at the address(es) listed below:

James Warmbrodt on behalf of Creditor Citibank, N.A., not in its individual capacity, but solely as trustee of NRZ Pass-Through Trust VI bkgroup@kmllawgroup.com  
Lisa M. Swope on behalf of Trustee Lisa M. Swope lms@nsslawfirm.com, mmh@nsslawfirm.com;klw@nsslawfirm.com;pa73@ecfcbis.com  
Lisa M. Swope lms@nsslawfirm.com, mmh@nsslawfirm.com;klw@nsslawfirm.com;pa73@ecfcbis.com  
Office of the United States Trustee ustpregion03.pi.ecf@usdoj.gov  
Paul W. McElrath, Jr. on behalf of Debtor Eric Linsenbigler ecf@mcelrathlaw.com, donotemail.ecfbackuponly@gmail.com  
Paul W. McElrath, Jr. on behalf of Joint Debtor Jennifer Linsenbigler ecf@mcelrathlaw.com, donotemail.ecfbackuponly@gmail.com  
S. James Wallace on behalf of Creditor Peoples Natural Gas Company LLC sjw@sjwpgh.com, srk@sjwpgh.com;PNGbankruptcy@peoples-gas.com

TOTAL: 7